139.0	0001	0016.0	1 of 2	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,515,900 /	1,716,800
USE VALUE:	1,515,900 /	1,716,800
ASSESSED:	1,515,900 /	1,716,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
125		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WIEAND THOMAS M &
Owner 2:	MARKOV-WIEAND AMY E
Owner 3:	
Street 1:	125 JASON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BEAN MARJORIE G -
Owner 2:	-
Street 1:	125 JASON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 18,862 Sq. Ft. of land mainly classified as Multi-House with a Colonial Building built about 1916, having primarily Wood Shingle Exterior and 3370 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
109	18862.000	628,600		887,300	1,515,900
Total Card	0.433	628,600		887,300	1,515,900
Total Parcel	0.433	829,500		887,300	1,716,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 449.82 | /Parcel: 445.0

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
89102			11/10/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 139.0-0001-0016.0

!10732!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	109	FV	824,100	0	18,862.	887,300	1,711,400	1,711,400	Year End Roll	12/18/2019
2019	109	FV	632,900	0	18,862.	936,600	1,569,500	1,569,500	Year End Roll	1/3/2019
2018	109	FV	567,600	0	18,862.	690,100	1,257,700	1,257,700	Year End Roll	12/20/2017
2017	109	FV	567,600	0	18,862.	660,500	1,228,100	1,228,100	Year End Roll	1/3/2017
2016	109	FV	567,600	0	18,862.	611,200	1,178,800	1,178,800	Year End	1/4/2016
2015	109	FV	545,600	0	18,862.	512,600	1,058,200	1,058,200	Year End Roll	12/11/2014
2014	109	FV	513,500	0	18,862.	500,800	1,014,300	1,014,300	Year End Roll	12/16/2013
2013	109	FV	513,500	0	18,862.	477,200	990,700	990,700		12/13/2012

PRINT

Date	Time
12/11/20	01:00:36

LAST REV

Date	Time
07/27/20	13:22:16

danam

USER DEFINED

Prior Id # 1:	89102
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10732

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BEAN MARJORIE G	58981-214		4/27/2012		1,040,000	No	No		
	12054-474		8/11/1971		60,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/28/2020	455	Wood Dec	16,100	O				
7/10/2017	770	Heat App	9,500	C				
1/13/2017	49	Addition	605,000	O				gut rehab of carri
7/24/2014	893	Heat App	17,000					
11/20/2013	1713	Manual	23,407	C				
4/3/2013	474	Re-Roof	103,381	C				
12/4/1995	685	Re-Roof	4,300					REROOF
12/4/1995	685	Manual	4,300					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
6/12/2020	Permit Visit	DGM	D Mann
11/10/2018	MEAS&NOTICE	HS	Hanne S
11/8/2018	TTL REFUSAL	HS	Hanne S
7/10/2018	Permit Visit	DGM	D Mann
7/10/2018	Left Notice	DGM	D Mann
7/10/2018	Measured	DGM	D Mann
8/28/2017	Permit Visit	DGM	D Mann
7/28/2014	Info Fm Prmt	PC	PHIL C
2/3/2014	Info Fm Prmt	EMK	Ellen K

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
109	Multi-House		18862		Sq. Ft.	Site		0	90.	0.52	10									887,274						887,300	

Total AC/HA: 0.43301 | Total SF/SM: 18862 | Parcel LUC: 109 | Multi-House | Prime NB Desc: ARLINGTON | Total: 887,274 | Spl Credit | Total: 887,300

Sample output to test PDF Combine only

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	1 Total: 2
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.96157265
Const Adj.:	1.00989902
Adj $ / SQ:	121.386
Other Features:	102500
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	772200
Depreciation:	143629
Depreciated Total:	628571

COMMENTS

CK COND 7/01 APT/WITH ATTACHED GAR.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 3		BRs: 1			Baths: 2				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	
Totals			
1	3	1	

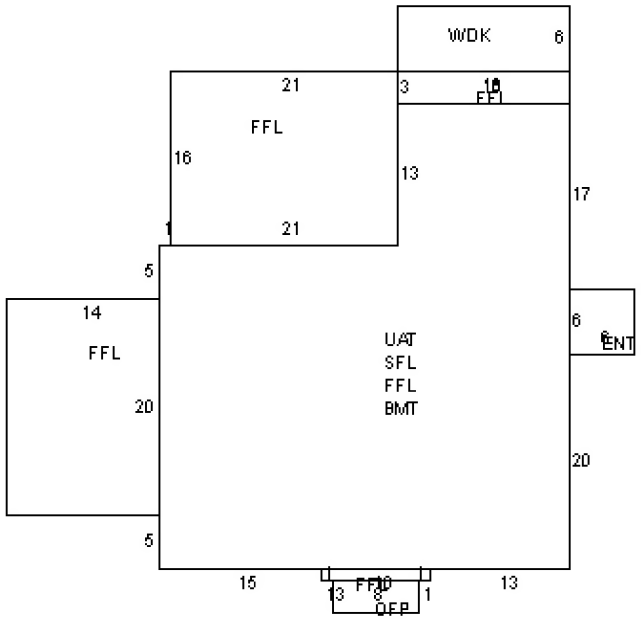
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	161.44
Special Features:	0	Val/Su Net:	120.63
Final Total:	628600	Val/Su SzAd	186.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,022	121.390	245,443
BMT	Basement	1,348	36.420	49,089
SFL	Second Floor	1,348	121.390	163,629
UAT	Upper Attic	337	48.550	16,363
WDK	Deck	96	16.160	1,551
ENT	ENTRY	36	26.660	960
OFP	Open Porch	24	44.440	1,066
	Net Sketched Area:	5,211	Total:	478,101
Size Ad	3370	Gross Are 6222	FinArea	3370

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 139.0-0001-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

Sample output to test PDF Combine only

More: N	Total Yard Items:		Total Special Featues:		Total:

IMAGE

AssessPro Patriot Properties, Inc

139.0	0001	0016.0	2 of 2	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	200,900 /	1,716,800
USE VALUE:	200,900 /	1,716,800
ASSESSED:	200,900 /	1,716,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
125		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WIEAND THOMAS M &
Owner 2:	MARKOV-WIEAND AMY E
Owner 3:	
Street 1:	125 JASON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 18,862 Sq. Ft. of land mainly classified as Multi-House with a Bungalow Building built about 1959, having primarily Wood Shingle Exterior and 488 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.000	200,900			200,900
Total Card	0.000	200,900			200,900
Total Parcel	0.433	829,500		887,300	1,716,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.68 | /Parcel: 445.0

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
89102			07/10/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 139.0-0001-0016.0

!10732!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

PRINT

Date	Time
12/11/20	01:00:39

LAST REV

Date	Time
09/11/18	15:12:39
danam	

USER DEFINED

Prior Id # 1:	89102
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10732

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2014	566	Add Bath	145,700					

ACTIVITY INFORMATION

Date	Result	By	Name
7/10/2018	Measured	DGM	D Mann
6/19/2014	Info Fm Prmt	PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		0		Sq. Ft.	Site		0	0.	0.00	10																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 109 | Multi-House | Prime NB Desc: ARLINGTON | Total: | Spl Credit | Total:

Sample output to test PDF Combine only

EXTERIOR INFORMATION

Type:	2 - Bungalow
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 2
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

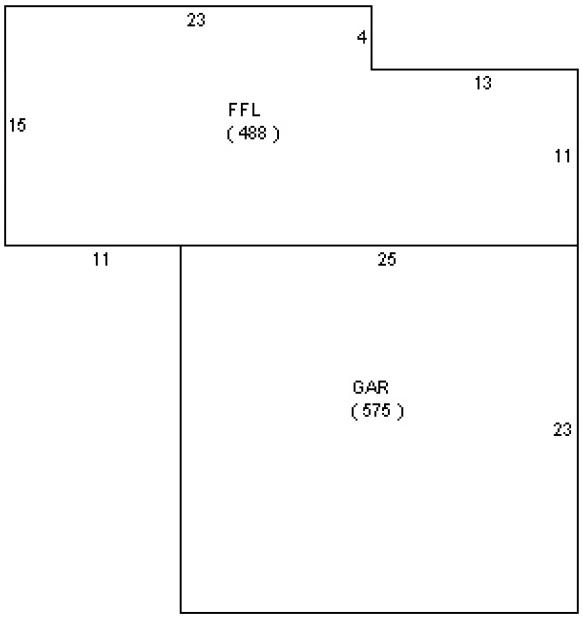
OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

CK COND 7/01 APT/WITH ATTACHED GAR.

SKETCH



RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 3		BRs: 1			Baths: 2				HB 1		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	
Totals			
1	3	1	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	
Heat Fuel:	3 - Electric
Heat Type:	6 - Elec Base/B
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		4.6 %

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.35000002
Const Adj.:	1.49970007
Adj $ / SQ:	182.214
Other Features:	105000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	210604
Depreciation:	9688
Depreciated Total:	200917

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	182.21
Special Features:	0	Val/Su Net:	188.99
Final Total:	200900	Val/Su SzAd	411.68

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GAR	Garage	575	29.020	16,684
FFL	First Floor	488	182.210	88,920

Net Sketched Area:	1,063			Total:	105,604
Size Ad	488	Gross Are	1063	FinArea	488

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

139.0-0001-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

Sample output to test PDF Combine only

More: N	Total Yard Items:		Total Special Featues:		Total:

IMAGE

AssessPro Patriot Properties, Inc